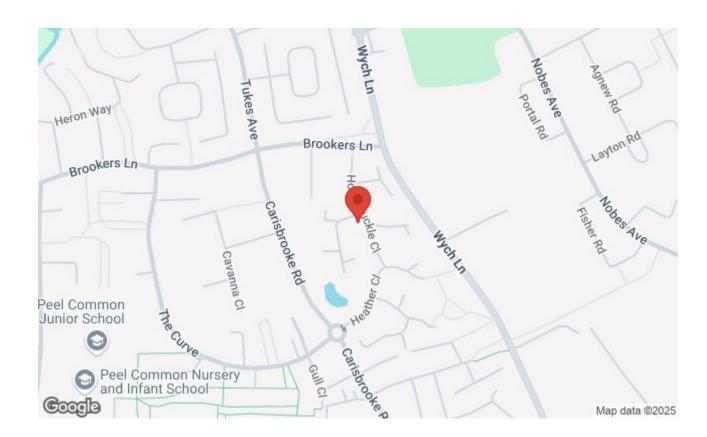


TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.



97 High Street, Gosport, PO12 1DS t: 02392 004660



Asking Price £395,000







HIGHLIGHTS

- THREE BEDROOM DETACHED **HOUSE**
- **DOUBLE GLAZING**
- 24FT LOUNGE/DINER 15FT KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DRIVEWAY & GARAGE
- CUL DE SAC LOCATION
- SUNNY ASPECT GARDEN
- EN SUITE TO MASTER BEDROOM

THEROMSTATIC ELECTRIC RADIATORS

Bernards is pleased to present this beautifully maintained three-bedroom detached house situated in the tranquil Dandelion Close, Gosport. This property is ideally located on the outskirts of the town, making it perfect for commuters seeking a peaceful retreat while remaining conveniently close to transport links.

Upon entering the home, you will appreciate the modern features and thoughtful design. The ground floor boasts a contemporary fitted kitchen, complete with integrated appliances, which flows seamlessly into a separate utility room. The spacious lounge is a highlight of the property, featuring elegant French doors that open directly onto the secluded well-kept rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space.

As you ascend to the first floor, you will find three generously sized bedrooms. The master bedroom

benefits from an en suite bathroom, providing a private sanctuary for relaxation. Additionally, there is a family bathroom that serves the other two bedrooms, ensuring ample facilities for family living.

Outside, the property offers a front driveway and a garage equipped with an electric door, light and power, providing both convenience and additional storage options. The rear garden is a delightful feature, well-maintained and enjoying a sunny aspect, perfect for outdoor entertaining or simply unwinding in the fresh air.

Located in a quiet cul-de-sac, this home offers a serene environment while still being within easy reach of local amenities. This property is an excellent opportunity for families or professionals looking for a comfortable and stylish home in Gosport. We invite you to view this charming residence and discover all it has to offer.

Call today to arrange a viewing 02392 004660 www.bernardsestates.co.uk





PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 15'9 x 9'4 (4.80m x 2.84m)

LOUNGE/DINER 24'1 x 11'1 (7.34m x 3.38m)

UTILITY ROOM 8'1 x 7'10 (2.46m x 2.39m)

LANDING

BEDROOM ONE 12'9 x 11'4 (3.89m x 3.45m)

EN SUITE 8'7 x 7'11 (2.62m x 2.41m)

BEDROOM TWO 11' 3 x 10'8 (3.35m 0.91m x 3.25m)

BEDROOM THREE 9'4 x 7'6 (2.84m x 2.29m)

BATHROOM

OUTSIDE **DRIVEWAY**

GARAGE

17'8 x 12'8 (5.38m x 3.86m) With electric door.

ENCLOSED REAR GARDEN

AGENTS NOTES

The property has cavity wall insulation and loft is partially boarded.

SOLICITORS

supposedly cheaper on-line through. "conveyancing warehouse" style services can be very difficult to ignore If you're looking for advice on but this is a route fraught with problems that we strongly urge you to avoid. A local, established and job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further

ANTI MONEY LAUNDERING

England & Wales

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please

call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a

OFFER CHECK

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is Choosing the right conveyancing competitively priced, and we can help solicitor is extremely important to advise and arrange mortgages and ensure that you obtain an effective yet protection for anyone, regardless of cost-efficient solution. The lure of who they are buying and selling

borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full experienced conveyancer will mortgage application, and ways to safeguard your interests and get the protect your health, home, and income, look no further!









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